

026.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

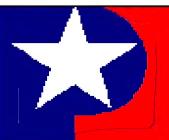
989,400 / 989,400

USE VALUE:

989,400 / 989,400

ASSESSED:

989,400 / 989,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
55		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MAHIN THOMAS D & KATHERINE J	
Owner 2:	
Owner 3:	

Street 1: 55 CLEVELAND STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MAHIN THOMAS D & KATHERINE J -

Owner 2: MAHIN MELANIE/TRUSTEE -

Street 1: 55 CLEVELAND STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Wood Shingle Exterior and 2582 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	1.06	1									468,002						468,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct		
104	5500.000	516,700	4,700	468,000	989,400									17332		
Total Card	0.126	516,700	4,700	468,000	989,400	Entered Lot Size								GIS Ref		
Total Parcel	0.126	516,700	4,700	468,000	989,400	Total Land:								GIS Ref		
Source:	Market Adj Cost	Total Value per SQ unit /Card:				383.15	/Parcel: 383.1				Land Unit Type:				Insp Date	

04/23/09	!2123!
Prior Id # 1:	17332
Prior Id # 2:	
Prior Id # 3:	
Print Date	Time
12/10/20	17:36:56
Last Rev Date	Time
12/08/14	12:42:10

Prior Id # 1:	17332
Prior Id # 2:	
Prior Id # 3:	
Print Date	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		Parcel ID		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHIN THOMAS D	64486-142		11/10/2014	Convenience		1	No		
MAHIN THOMAS D	61029-551		1/23/2013	Convenience		100	No		
	21391-122		8/1/1991		264,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2013	912	Re-Roof	16,840					
8/25/2009	751	Porch	17,000					
8/16/1999	527	Manual	7,600					REPLACE WINDOWS

Date	Result	By	Name
5/1/2014	External Ins	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
4/23/2009	Meas/Inspect	372	PATRIOT
10/4/1999	Meas/Inspect	263	PATRIOT
9/1/1991		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 13 - Multi-Garden	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 2	Total: 2	Full Bath: 1	Rating: Average	A Bath: 1	Rating: Fair					4 OSP OPP 16	10												
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:					21													
			%	1/2 Bath:	Rating:	A HBth:	Rating:					UAT													
				OthrFix:	Rating:									SFL											
				OTHER FEATURES				Kits: 1	Rating: Average	A Kits: 1	Rating: Fair	Fpl:	Rating:	FFL											
				WSFlue:	Rating:									BMT											
GENERAL INFORMATION				CONDOS INFORMATION				1st Res Grid Desc: Line 1 # Units: 1																	
Grade: C - Average	Year Blt: 1912	Eff Yr Blt:		Location:				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	41				
Alt LUC:		Alt %:		Total Units:				Other													UAT				
Jurisdct:		Fact:	.	Floor:				Upper													SFL				
Const Mod:				% Own:				Lvl 2													FFL				
Lump Sum Adj:				Name:				Lvl 1													BMT				
INTERIOR INFORMATION				DEPRECIATION				Lower																	
Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL																	
Prim Int Wall: 2 - Plaster	Functional:		%	Interior:	1	6	2																		
Sec Int Wall:	Economic:		%	Additions:	1	6	3																		
Partition: T - Typical	Special:		%	Kitchen:																					
Prim Floors: 3 - Hardwood	Override:		%	Baths:																					
Sec Floors:	Total:	18.6	%	Plumbing:																					
Bsmnt Flr: 12 - Concrete				Electric:																					
Subfloor:				Heating:																					
Bsmnt Gar:				General:	2	12	5																		
Electric: 3 - Typical				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL									
Insulation: 2 - Typical				Basic \$ / SQ: 170.00	Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Int vs Ext: S				Size Adj.: 1.10831511								SFL	Second Floor	1,165	186.510	217,285									
Heat Fuel: 1 - Oil				Const Adj.: 0.98990101								BMT	Basement	1,126	55.950	63,003	UAT	100	FLA						
Heat Type: 5 - Steam				Adj \$ / SQ: 186.511								FFL	First Floor	1,126	186.510	210,011									
# Heat Sys: 2				Other Features: 95750								UAT	Upper Attic	291	130.560	38,025									
% Heated: 100				Grade Factor: 1.00								OPF	Open Porch	233	23.340	5,439									
Solar HW: NO				NBHD Inf: 1.00000000								OSP	Screen Porch	164	28.920	4,743									
% Com Wall				NBHD Mod:								WDK	Deck	30	15.840	475									
				LUC Factor: 1.00								Net Sketched Area: 4,135 Total: 538,981													
				Adj Total: 634732								Size Ad	2291	Gross Are	5009	FinArea	2582								
				Depreciation: 118060																					
				Depreciated Total: 516672					WtAv\$/SQ: AvRate: Ind.Val			Juris. Factor:	Before Depr:	186.51											
												Special Features: 0	Val/Su Net:	124.96											
												Final Total: 516700	Val/Su SzAd	225.53											
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 026.0-0001-0005.0												IMAGE				AssessPro Patriot Properties, Inc					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
3	Garage	D	Y	1	18x20	A	AV	1912	21.94	T	40	104			4,700										
More: N				Total Yard Items:				4,700	Total Special Features:								Total:	4,700							